

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 25, 1975, in the Council Chamber, commencing at 2.00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Rankin,
Sweeney and Volrich.

ABSENT: Alderman Marzari.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Sweeney

THAT the Minutes of the Regular Council Meeting of February 18, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATION AND COMMUNICATIONConversion of Ford Hotel -
Granville Street.

Council noted a letter, dated February 19, 1975, from the St. Alice Hotel (1963) Ltd., concerning the property at 932, 36 & 38 Granville Street, and the proposed renovations to the upper floors of the property known as the Ford Hotel.

Council heard a delegation from Mr. Martin, the President of the company, speaking in explanation of his letter and referring to the social problems generated in the area of his premises. Council was advised by the Director of Legal Services that the proposals contained in Mr. Martin's letter cannot be carried out in accordance with the existing by-laws.

Cont'd...

DELEGATION AND COMMUNICATION

Conversion of Ford Hotel -
Granville Street. (Cont'd.)

After further consideration it was
MOVED by Ald. Volrich

THAT the letter from the St. Alice Hotel (1963) Ltd., regarding
proposed alterations to 932, 36 & 38 Granville Street, be referred
to the officials named for report back on the following points:

- Building Inspector - regarding the implications
of the renovations proposed;
- Fire Chief - regarding fire regulations
required with respect to the
premises as they stand and
fire regulations necessary in
respect of the proposed use
of the building as described
in the company's letter.
- Director of Social Planning - regarding the statement of
social problems in the area.

- CARRIED

(Ald. Rankin and Harcourt opposed)

UNFINISHED BUSINESS

Point Grey Road Properties

On February 11, 1975, Council, when considering a letter from
the Board of Parks & Recreation dated February 4, 1975, passed
the following motion:

"THAT this matter be deferred for further consideration
in two weeks' time, at which time the Chairman of the
Park Board, representatives of the Kitsilano Planning
Committee and any other interested parties be permitted
to address the Council;

FURTHER THAT the Park Board be prepared to comment on
the use of Seagate Manor as a community activity centre
to include community services for senior citizens;

AND FURTHER THAT the Notice of Motion submitted by
Alderman Volrich be also deferred for consideration
as a motion in two weeks' time."

Council also noted an information report from the City Manager
dated February 19, 1975, giving the current status of the various
Point Grey Road properties and stating that the \$26,000 required to
install a sprinkler system and other alterations for Seagate Manor
was still a realistic estimate.

Commissioner May Brown, representing the Parks Board, addressed
the Council and spoke in support of the need to demolish the structures
at 2823-25, 2831, 3223-25 and 3235 Point Grey Road for the purpose
of developing a waterfront park.

Council also heard delegations on this subject as follows:

Mr. M. Middleton, representing the tenants of Seagate Manor,
(brief filed) objecting to the demolition.

UNFINISHED BUSINESS (Cont'd)

Point Grey Road Properties (Cont'd)

Mr. T. Cooke, tenant, objecting to demolition and pointing out that existing parks in the area are not used to the full extent.

Kitsilano Planning Committee, objecting to demolition at this time and urging that the overall planning for the area be taken into consideration.

Kitsilano Ratepayers Association (brief filed) favouring demolition of Seagate Manor but generally objecting to demolition of houses for park purposes at this time.

Mr. A. Thomas, Point Grey Road (North Side) and Cameron Avenue Association (brief filed) protesting the proposal of the Parks Board to demolish Seagate Manor and urging that the citizens should have a say in the planning of their community.

Mr. L. Whalen, "Save our Parkland" Association (brief filed) supporting the plan to have waterfront parks in the area and suggesting that down-zoning be created in the area to stop unwanted development.

With the permission of Council, Alderman Volrich amended his motion which was given as notice to Council on February 11, 1975.

The amended motion was then divided and dealt with as follows:

MOVED by Ald. Volrich

THAT demolition of the said properties not be proceeded with at this time, pending reconsideration by both the City Council and the Parks Board, after report from the Kitsilano Planning Committee, of the overall policy of property acquisition and use along Point Grey Road.

- (lost)

MOVED by Ald. Bowers (in amendment)

THAT the following words preface the motion of Alderman Volrich:

"Council recommend to the Parks Board - -"

- LOST

(Ald. Bird, Boyce, Cowie, Rankin, Sweeney and Volrich opposed)

The amendment having lost, the motion by Alderman Volrich was put; a tie vote ensued and, therefore, the motion was declared LOST.

(Ald. Boyce, Cowie, Harcourt, Sweeney and the Mayor opposed)

MOVED by Ald. Volrich

THAT action be taken to bring Seagate Manor up to the standards as required by the Fire By-law, at an estimated cost of \$26,000, and rentals, where applicable, be subject to an increase of 10.6% in June/July of this year; in addition, application be made to the Rentalsman to increase the rentals of Seagate Manor to assist in meeting additional costs involved in complying with the Fire By-law.

- LOST

(Ald. Boyce, Cowie, Harcourt, Sweeney and the Mayor opposed)

A tie-vote ensued and, therefore, the motion was declared LOST.

All of the foregoing motions having LOST, no further action was taken.

UNFINISHED BUSINESS (Cont'd)Lease Agreement at
Main and Terminal.

On January 28, 1975, Council, when considering a letter from Gulf Oil Canada Ltd., dated January 21, 1975, passed the following motion:

"THAT this matter be deferred until the report from the Director of Planning, reviewing the operation of Self-Service Gas Stations, is before Council."

It was noted that the report on the operation of Self-Service Gas Stations, from the Director of Planning, was before Council this day, and that the Legislative Committee of the B.C. Petroleum Association wished to appear as a delegation, together with a representative from the Automotive Retailers' Association.

MOVED by Ald. Bowers,

THAT the matter of the lease agreement at Main and Terminal and the report of the Director of Planning on Self-Service Gas Stations dated February 14, 1975, be deferred pending the hearing of delegations speaking to the report; arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

Council recessed at 3.50 p.m. and after an 'In Camera' Meeting in the Mayor's office, reconvened in open Council at 4.45 p.m.

UNFINISHED BUSINESS (Cont'd)Proposed Shaughnessy Hospital Expansion

Council deferred consideration of this matter, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

1. Kiwanis Boys' Pipe Band
Grant Request.

The Council noted a letter dated February 7, 1975, from the Vancouver Kiwanis Boys' Pipe Band, requesting a grant to assist the band travelling to Britain to take part in Pipe Band Festivals.

MOVED by Ald. Bird

THAT a grant of \$500 be approved to the Vancouver Kiwanis Boys' Pipe Band, for the purpose of travelling to Britain to take part in Pipe Band Festivals.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Bowers opposed)

UNFINISHED BUSINESS (Cont'd)

2. Young Women's Christian Association - Grant Request.

Under date of February 11, 1975, the Young Women's Christian Association advised that the World Council Meeting of the Y.W.C.A. will take place at the University of British Columbia on July 12 - 26 1975. The Organization is requesting from \$500 to \$700 to provide funds for bus drives and entrance fees to Civic attractions.

MOVED by Ald. Boyce

THAT a grant of \$500 be approved to the Young Women's Christian Association for the purpose outlined in their letter of February 11, 1975.

(Ald. Bowers opposed)

- CARRIED BY THE
REQUIRED MAJORITY

3. British Columbia Volleyball Association - Grant Request.

In a letter dated February 12, 1975, the British Columbia Volleyball Association is requesting that the City sponsor a luncheon during the visit of the Cuban Women's National Volleyball Team in March of this year.

MOVED by Ald. Bowers

THAT no action be taken with respect to the British Columbia Volleyball Association's request.

- CARRIED UNANIMOUSLY

4. Pakistan-Canada Association - Grant Request.

The Pakistan-Canada Association, in a letter dated January 2, 1975, submitted a request to Council for the free use of the Queen Elizabeth Playhouse for two shows for a benefit concert for Pakistan relief.

MOVED by Ald. Rankin

THAT a grant equal to the rental of the Queen Elizabeth Playhouse for two benefit shows be approved to the Pakistan-Canada Association.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Special Majority -
Neighbourhood Pub Votes.

The city clerk submitted the following letter under date of February 21, 1975, with respect to Neighbourhood Pub Votes:

" Although it has been an understanding that a 60% majority vote should be received in connection with neighbourhood pub votes before Council approves any such operation, it does not appear to be expressly recorded.

In order to clarify this matter, I would request that Council declare itself at this time and before any vote results on pub voting now being carried out are recorded and reported to you. "

MOVED by Ald. Rankin

THAT when a local area plebiscite, conducted by the City, on a pub application is held, the minimum result of the total votes cast, before Council approves the application, be not less than 60% in favour.

- CARRIED UNANIMOUSLY

6. U.B.C. Seminar,
Harrison Hot Springs.

In a letter dated February 21, 1975, the City Clerk advised that the Centre For Continuing Education, University of British Columbia, is offering a program at the Harrison Hotel, Harrison Hot Springs, on March 12 - 14, 1975, on the subject of Municipal Growth. The registration fee is \$25.00 and other expenses would include accommodation for two nights and the normal per diem.

Alderman Boyce advised the Council that she is interested in attending this seminar.

MOVED by Ald. Sweeney

THAT permission be granted to Alderman Boyce to attend the U.B.C. Seminar at the Harrison Hotel, Harrison Hot Springs, on March 12 - 14, 1975.

- CARRIED UNANIMOUSLY

7. Area 6 - False Creek -
Delegation Request.

The Council received a request from Mr. Craig Campbell to appear before Council and speak to the matter of redevelopment of False Creek - Area 6, as detailed in the report from the Standing Committee of Council, Planning and Development, dated February 13, 1975.

The Mayor advised that Mr. Jim Land also wished to address Council on the same matter.

MOVED by Ald. Bird

THAT the requests of Mr. Campbell and Mr. Land to appear as delegations later this day, be granted.

- CARRIED

(Ald. Bowers and Volrich opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Backyard Parking Regulations
Around the P.N.E.

At the last meeting of Council, when the matter of Backyard Parking Regulations around the P.N.E. was discussed, the Mayor and Alderman Marzari undertook to review the parking problem and report back to Council.

Pursuant thereto, the Mayor referred to a memorandum received from the Director of Permits and Licenses on the topic, suggesting a proposed resolution.

MOVED by Ald. Boyce

THAT the Director of Permits and Licenses be instructed to give particular attention to those cases where more than four cars are parked in backyards in the vicinity of the P.N.E., as well as those residents renting out space as a commercial venture in the same area.

- CARRIED UNANIMOUSLY

9. Langara Golf Course.

Under date of February 25, 1975, the Mayor submitted the following memorandum regarding Langara Golf Course:

" As a result of the inconclusive Public Hearing last week, we are faced with an impasse at Langara Golf Course. The purchase was financed by borrowing funds on a short-term basis from the debt charges Equilization Fund, and those funds should be returned as soon as possible. After consulting with a number of Alderman, I would like to suggest the following course of action:

- 1) Council proceed with the sale of three acres of property to the Provincial Government for park purposes and two acres to the YMCA for a community pool.
- 2) A Council Committee meet with Jack Radford, Minister of Recreation, and Eileen Dailly, Minister of Education, as soon as possible for a last ditch attempt to get them to purchase a total of thirteen acres of property between them. This Committee should include Aldermen Ed Sweeney and Darlene Marzari plus any others that Council feels would be helpful.
- 3) If the Committee is successful, Council would be faced with raising a little over \$1 million for the remaining five acres of property. This could probably be done by spreading it over several years without going to the public for borrowing authority.
- 4) If the Committee is not successful, Council should put a plebiscite to the public for the remaining \$3.4 million to retain the remaining 15 acres as part of the Golf Course. The timing of this plebiscite could be left until the Committee reports. "

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Langara Golf Course (Cont'd)

MOVED by Ald. Bowers

THAT Council proceed with the sale of three acres of property to the Provincial Government for park purposes and two acres to the YMCA for a community pool.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

THAT a Council Committee meet with Jack Radford, Minister of Recreation and Eileen Dailly, Minister of Education, as soon as possible for a last ditch attempt to get them to purchase a total of thirteen acres of property between them. This Committee to comprise Aldermen Sweeney, Marzari and Boyce, and report back to Council before the end of March, 1975.

- (carried)

MOVED by Ald. Harcourt

THAT the foregoing motion by Alderman Bowers be tabled.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

The motion to table having LOST, the motion by Alderman Bowers was put and CARRIED.

(Ald. Harcourt opposed)

MOVED by Ald. Boyce

THAT the following course of action, as set out in the Mayor's memorandum, be deferred for consideration after the Council's Committee has reported back to Council:

If the Committee is successful, Council would be faced with raising a little over \$1 million for the remaining five acres of property. This could probably be done by spreading it over several years without going to the public for borrowing authority;

If the Committee is not successful, Council should put a plebiscite to the public for the remaining \$3.4 million to retain the remaining 15 acres as part of the Golf Course. The timing of this plebiscite could be left until the Committee reports.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

III. Report from Standing Committee
on Planning and Development.
(February 13, 1975)

Council considered this report, which contains two clauses,
identified as follows:

- Cl. 1. Report References - False Creek.
- Cl. 2. 1975 Capital Budget - False Creek.

The Council took action as follows:

Report Reference - False Creek
(Clause 1)

MOVED by Ald. Cowie

THAT the hearing of delegations on this matter, agreed to
earlier this day by Council, be deferred until a report reference
is given by the Project Manager.

- CARRIED UNANIMOUSLY

Pursuant to the foregoing motion Mr. Sutcliffe, with the
assistance of Mr. Rabnett, gave a detailed explanation of Phase 1
and Phase 2 - Area 6 - False Creek.

Council then heard a delegation from Mr. Craig Campbell
speaking against some aspects of the planning of Phase 1 and Phase 2,
and from Mr. Land, who commented on the budget for the project and
also criticized the plan.

MOVED by Ald. Kennedy

THAT the recommendations for Area 6 be turned down,
AND FURTHER THAT immediate steps be taken to find new and
more appropriate land use, which would benefit all citizens of
Vancouver.

- LOST

(Ald. Bowers, Cowie, Harcourt, Rankin, Volrich and
the Mayor opposed)

MOVED by Ald. Boyce

THAT this whole matter be tabled until a report is received
on the Fairview Slopes matter.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Rankin, Volrich
and the Mayor opposed)

MOVED by Ald. Bowers

THAT the recommendation of the Committee, contained in Clause
1 of this report, be approved.

- (amended)

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Standing Committee on Planning and Development (Cont'd)

Report Reference - False Creek (Clause 1) (Cont'd)

MOVED by Ald. Cowie (in amendment)

THAT the following be added to Alderman Bowers' motion:

"Subject to -

- (a) The Parks Board and the Project Manager examining ways of making a more viable destination park in Area 6, to include consideration of enlarging City-owned area opposite the overpass in the Fairview Slopes.
- (b) The Project Manager examining the densities of the west portion of Phase 1 and Phase 2 with a view to enlarging the park area."

- CARRIED

(Ald. Kennedy and Sweeney opposed)

The amendment having Carried, the motion of Alderman Bowers as amended and reading as follows, was put and CARRIED

"THAT the recommendation of the Committee, contained in Clause 1 of this report, be approved subject to -

- (a) The Parks Board and the Project Manager examining ways of making a more viable destination park in Area 6, to include consideration of enlarging City-owned area opposite the overpass in the Fairview Slopes.
- (b) The Project Manager examining the densities of the west portion of Phase 1 and Phase 2 with a view to enlarging the park area. "

(Ald. Bird, Boyce, Kennedy and Sweeney opposed)

1975 Capital Budget - False Creek (Clause 2)

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in this clause be approved after amendment as follows:

- A. The False Creek Area 6 services construction Phase 1 proposal be approved and the work be authorized to proceed; the Park Board, in consultation with the Project Manager and City officials, be the Agency to develop the neighbourhood park as set down in the Guidelines.
- B. The preliminary work on construction Phase 2 be authorized to proceed, to the extent that the funds are provided for in the 1975 Capital Budget contained herein. (Budget detail with reference to the foregoing was circulated to Council members.) Any work related to the housing concept be delayed until the report from the Director of Planning on Phase 2 is received.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Standing Committee on Planning and Development (Cont'd)

1975 Capital Budget - False Creek (Clause 2) (Cont'd)

- C. The 1975 False Creek Area 6 Capital Budget of \$4,934,000 be approved, with the detailed appropriation (if required) of funds within the indicated allocations to be approved by the Director of Finance and City Manager upon submission of the details from the City Engineer and False Creek Project Manager.
- D. The detailed breakdown of expenditures and consideration of design of the park development be reported to the Committee
- E. The source of funds for financing the 1975 False Creek Area 6 Capital Budget be the CMHC \$10,000,000 approved loan with the False Creek Interim Financing Reserve being used as a temporary source of funds if necessary.
- F. The Development Group and Consultants' detailed budgets of \$130,609 and \$286,900 respectively, be approved, subject to the concurrence of the City Manager.

-CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

Council recessed at 6.20 p.m. to reconvene in open council in the Council Chamber at 7.30 p.m.

The Council reconvened in the Council Chamber at 7:30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich

ABSENT: Alderman Marzari

1975 Union Negotiations: CUPE and VMREU

The Mayor acknowledged the presence in the Council Chamber of members of C.U.P.E. and V.M.R.E.U. He referred to a request he had received just prior to the meeting that the Municipalities resume negotiations with the Unions and also that the Mayors of all municipalities sit down with the Union representatives to hear the Unions' position. The Mayor indicated he is prepared to accept the invitation.

Proposed Shaughnessy Hospital Expansion

Council on January 28th, 1975 moved that the B.C. Medical Centre be requested to meet with Council as soon as possible to discuss the proposed Shaughnessy Hospital expansion, at which time the Citizens Advisory Committee be invited to attend and present comments should it so desire.

cont'd

Proposed Shaughnessy Hospital
Expansion (cont'd)

The Honourable Dennis Cocke, Minister of Health Services and Hospital Insurance, addressed Council. He briefly reviewed the history of the establishment of the B. C. Medical Centre. He referred to the Government's wish to scale down the size of Vancouver General Hospital and referred to a resolution of Vancouver City Council dated May 15, 1973, expressing the desire of Council that the concentration of medical facilities at Vancouver General Hospital not be increased above the present and that needed facilities be placed elsewhere. After reviewing available sites for location of medical facilities, including U.B.C., both the Minister and B. C. Medical Centre are of the opinion that the Shaughnessy site is the most suitable one on which to locate a number of needed new facilities. Improved teaching and referral facilities within the Province are urgently required, as well as facilities for children, high-risk maternity and cancer. The Minister stated he was in favour of scaling down the proposed medical complex on the Shaughnessy Hospital site below that envisaged in the initial conceptual plans produced by B. C. Medical Centre.

Following the Minister's address, the Council heard the following delegations:

Mr. T. Osborne, B.C. Medical Centre Citizens Advisory Committee, indicated that the proposed B.C. Medical Centre expansion plan for Shaughnessy Hospital is totally unacceptable to the residents of the area. The citizens would be willing to accept the siting of the proposed pediatric unit at the Shaughnessy site but requested the B.C. Medical Centre undertake studies to find an alternate site for the remainder of the proposed facilities. The Citizens Advisory Committee feel that, in view of the present situation, they cannot continue to act as an Advisory Committee to the B. C. Medical Centre and, in fact, are considering adopting an adversary role in this matter.

Mr. E. J. Scroggs, Shaughnessy Action Committee, addressed Council and filed a brief indicating his group's opposition to the proposed rezoning and expansion of the Shaughnessy site. Mr. Scroggs also circulated a petition supporting his Committee's viewpoint.

Mr. D. B. McGougan, Central Cambie Ratepayers' Association, indicated his Association is totally opposed to the present expansion plans. However, the members of this Association are prepared to negotiate with any Board of Administration which might be established to administer the development of Shaughnessy Hospital as a community and referral complex if the development is scaled down to a size acceptable to the community.

Mr. G. C. Woodward, Shaughnessy Heights Property Owners Association, filed a brief opposing the present proposals and requested a re-examination of the situation, with particular reference to the provision of clinical facilities. He also circulated a number of questions which his group would like answered by the Minister of Health and a further list of questions for the B.C. Medical Centre.

Mr. B. Adam, Social Planning and Review Council of B.C., also voiced that group's objections to the present proposals for expansion of Shaughnessy Hospital.

The Minister of Health responded to the statements of the various delegations. He indicated that it is his intention to proceed as soon as possible with development of facilities for children, high risk maternity and cancer on the Shaughnessy site. In his opinion, these are the only firm development

Proposed Shaughnessy Hospital
Expansion (cont'd)

plans for the site at the present time, all other options are open. It is intended to establish within the near future a Province-wide Citizens Advisory Committee to the B. C. Medical Centre and the Minister indicated that he considers this a priority item.

Council suggested that the Minister request the B. C. Medical Centre to provide, in the near future, a firm indication of the size of the proposed Shaughnessy expansion. The Minister stated that he hopes to have firm development plans for this project by the summer of this year. It was also requested of the Minister at Council level that there be on-going local citizen involvement and representation in the Planning process for expansion of Shaughnessy Hospital, to which the Minister concurred and assured Council that he too considered citizen involvement of prime importance.

Mr. J. V. Christensen, B. C. Medical Centre, briefly addressed Council and extended to the various Citizens groups in the area an offer to meet with the B. C. Medical Centre Executive at any time to discuss this matter.

Mayor Phillips, in summation, stated that, while the citizens of Vancouver want improved hospital and medical facilities, they would not be willing to accept a greatly increased development on the Shaughnessy site. He also urged the Citizens groups to re-establish contact with the B. C. Medical Centre. In conclusion, he thanked the Minister for appearing before Council this evening.

MOVED by Ald. Rankin,

THAT the B.C. Medical Centre be asked to appear before Council, as soon as reasonably possible, to give definitive answers to questions regarding the size of the Shaughnessy development, the types of new structures to be built on the site, plans for retaining the present buildings and other such pertinent information as the City's Planning Department may request of them.

FURTHER THAT the interested Citizens groups be invited to attend this meeting.

- CARRIED UNANIMOUSLY.

During consideration of the foregoing matter, Alderman Cowie left the meeting.

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 21, 1975.

Works and Utility Matters
(February 21, 1975)

Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Lease of Portion of Granville Street, South of 70th Avenue. West 10 Feet of Lot 17, Block 13, D.L. 318.
- Cl. 2. Conversion Engineering Radio System.

The Council took action as follows:

cont'd

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Works and Utility Matters
February 21, 1975 (cont'd)

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY.

Finance Matters
(February 21, 1975)

Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Britannia Community Services Centre - Advance Against 1975 Operating Budget.
- Cl. 2. Planning Department - Staffing.
- Cl. 3. Tender Awards.

The Council took action as follows:

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved and clause 3 be received for information.

- CARRIED UNANIMOUSLY

Property Matters
(February 21, 1975)

Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Tender for Lease - Parking Site. Lot B, Block 113, D.L.541, Situated South-West Corner of Seymour and Drake Streets
- Cl. 2. Demolitions.

The Council took action as follows:

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager, contained in clause 1 of this report, be approved and clause 2 received for information.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
FEBRUARY 21, 1975.

Works and Utility Matters
(February 21, 1975)

West Broadway Improvement
Project. (Clause 1)

MOVED by Ald. Volrich,

THAT the recommendations of the City Engineer contained in this clause be approved.

FURTHER THAT the following be added as recommendation (C):

"(C) That, should the Local Improvement project not be approved, the trees be used in and charged to the Park Board's regular programmes."

- CARRIED UNANIMOUSLY
cont'd ...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Building and Planning Matters
(February 21, 1975)

Gastown Historic Area - Economic
Study (Preliminary results)

MOVED by Ald. Bowers,
THAT this clause be received for information.
- CARRIED UNANIMOUSLY.

For Council action with respect to Report C, see page 4.

I. Report from Standing Committee
on Housing and Environment.
(February 13, 1975)

Council considered this report, which contains three clauses,
identified as follows:

- 1. Public Housing Corporation
- 2. Dogs
- 3. Comprehensive Report on Pollution - Background Information

The Council took action as follows:

Public Housing Corporation
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this
clause be approved.

FURTHER THAT the Mayor and the Chairmen of the Standing Com-
mittees of Finance & Administration and Housing & Environment be
appointed as Council representatives on the Board of Directors of
the Vancouver Public Housing Corporation. - CARRIED UNANIMOUSLY

Dogs (Clause 2)

MOVED by Ald. Harcourt,
THAT the resolution of the Committee contained in this
clause be received for information.

FURTHER THAT recommendation III of the Committee contained
in this clause be deleted and that the remaining recommendations
of the Committee be approved.
- CARRIED UNANIMOUSLY

Comprehensive Report on Pollution
- Background Information (Clause 3)

MOVED by Ald. Harcourt,
THAT this clause be received for information.
- CARRIED UNANIMOUSLY

I. Report from Standing Committee
on Finance and Administration.
(February 13, 1975)

Council considered this report, which contains four clauses,
identified as follows:

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)Report from Standing Committee
on Finance and Administration
(February 13, 1975) (cont'd)

- Cl. 1. Archives Advisory Group.
- Cl. 2. Budget Review Procedures.
- Cl. 3. Site for Multicultural Centre.
- Cl. 4. Shaughnessy Hospital Citizens Advisory Committee.

The Council took action as follows:

Archives Advisory Group
(Clause 1)

MOVED by Ald. Volrich,
THAT the resolution of the Committee contained in this
clause be approved.

FURTHER THAT the members of the Archives Advisory Group be
invited to the Civic dinner.

- CARRIED UNANIMOUSLY.

Budget Review Procedures
(Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this
clause be approved.

- CARRIED UNANIMOUSLY

Site for Multicultural
Centre (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this
clause be approved.

- CARRIED UNANIMOUSLY

Shaughnessy Hospital Citizens'
Advisory Committee (Clause 4)

MOVED by Ald. Bird,
THAT no action be taken on the request of the Shaughnessy
Hospital Citizens' Advisory Committee for funds.

- CARRIED UNANIMOUSLY

For Council's action with respect to Report III, see page 9.

IV. Report from Standing Committee
on Community Services
(February 13, 1975)

Council considered this report, which contains three clauses,
identified as follows:

- Cl. 1. Grant Request - Red Door Recreation Department - \$1,860.
- Cl. 2. Grant Request - Franciscan Sisters of the Atonement
Day Care Centre.
- Cl. 3. Canada Safeway Development and Shell Service Station
Conversion Car Wash - 41st Avenue and Dunbar Area.

The Council took action as follows:

cont'd

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report from Standing Committee
on Community Services
(February 13, 1975) (cont'd)

Grant Request - Red Door
Recreation Department (Clause 1)

MOVED by Ald. Rankin,
THAT this clause be received for information.
- CARRIED UNANIMOUSLY

Grant Request - Franciscan Sisters of
the Atonement Day Care Centre (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this
clause be approved.
- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Canada Safeway Development and Shell
Service Station Conversion Car Wash -
41st Avenue and Dunbar Area (Clause 3)

MOVED by Ald. Rankin,
THAT recommendations I(b), II (a), (b), (c), (d), (e) and
(f) of the Committee contained in this clause be approved after
amending recommendation (e) to read as follows:

"(e) THAT Safeway be required, pursuant to its verbal undertaking,
to confirm in writing to the City, when its properties on
40th Avenue will be sold."
- CARRIED UNANIMOUSLY

underlining indicates
amendment

NOTE: Council took no action on recommendation I(a).

V. Report from Standing Committee
on Planning and Development
(February 18, 1975)

Neighbourhood Improvement Program -
1975. (Clause 1)

MOVED by Ald. Bowers,
THAT the action of the Committee in this clause be approved
after amendment to read as follows:

"The Committee requested the Director of Planning, in consul-
tation with the Director of Social Planning, to submit to Council
in the near future, a report with recommendations on selection of
N.I.P. areas taking into account the various representations made
tonight. This report to include:

- (a) Recommendations on staff required to implement N.I.P.
Programs in the selected area and source of funding;
- (b) Suggestions to Council on actions which could be taken
in those areas not chosen for N.I.P. Programs for 1975.

In addition, the Director of Planning, in consultation with
the Director of Social Planning, be instructed to report to the
Standing Committee on Planning and Development on local area planning,
staffing and priorities."

- CARRIED UNANIMOUSLY

underlining indicates
amendment

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

G.V.R.D. Matters

Alderman Boyce referred to a report in the newspaper that the Planning Committee of the G.V.R.D. has deleted from its budget the sum of \$35,000 required to finish the Airport Planning Study. This would mean that the social impact and noise studies would not be completed. The Alderman requested the City's representatives to urge the G.V.R.D. to re-consider its decision in this matter.

There was discussion on the need for alternates for Council's representatives on the G.V.R.D.

MOVED by Ald. Rankin,
THAT Vancouver City Council approach the Minister of Municipal Affairs with the request that he make provision for alternates for G.V.R.D. members, these alternates to have full voting privileges when substituting for a member.

- CARRIED UNANIMOUSLY

The Mayor advised that he has received suggestions for a number of possible sites for the new G.V.R.D. headquarters and asked any members of Council who may have suggestions re suitable sites to advise him.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW NO. 4550,
BEING THE LICENSE BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

Notice of Motion was given of the following motion on February 18, 1975, and action was taken this day as follows:

cont'd

MOTIONS (cont'd)

1. Future Planning & Development:
Burrard Inlet Waterfront

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,
THAT WHEREAS unco-ordinated planning and development is continuing on the Burrard Inlet Waterfront, i.e.

- Proposed Cross-Inlet Ferry (Provincial Government)
- Vanterm (National Harbours Board)
- Urban Demonstration Project (City of Vancouver - Dick Mann)
- Marathon Project 200 (C.P.R.);

AND WHEREAS grave concern has been expressed as to future marine and air traffic safety;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Vancouver Port Authority to convene a meeting of concerned parties to discuss future development and planning activities in Burrard Inlet.

(deferred)

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT Council approve the above motion in principle and defer it for consideration to the February 27th meeting of the Planning and Development Committee, when the Committee is considering waterfront planning.

- CARRIED UNANIMOUSLY

2. 821 Drake Street

MOVED Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT WHEREAS complaints have been received with respect to the condition of the building at 821 Drake Street;

AND WHEREAS the Director of Permits and Licenses has carried out an inspection of the building and advises the building is still in an unsightly and unkempt condition;

THEREFORE BE IT RESOLVED THAT Council request the Director of Permits and Licenses to submit a full report on the premises with a view to Council considering a resolution under Section 324A to declare the building a nuisance but giving an opportunity to the owners to make representations before Council, before any final action is taken.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:00 p.m.

The foregoing are Minutes of the Regular Council Meeting of
February 25, 1975, adopted on March 11, 1975.

A. Phillips
MAYOR

B. T. Little
CITY CLERK

A-1

Manager's Report, February 21, 1975. (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of Granville Street, South of 70th Avenue, West 10 Feet of Lot 17, Block 13, D.L. 318

The City Engineer reports as follows:

"The owner of Lot 17, Block 13, D.L. 318, has applied for a development permit to construct an office building with dwelling units above. The building line along Granville Street provides for the west 10 feet of this lot to be dedicated for road. The owner has agreed to dedicate this 10 feet of his lot for street on the condition that the area be leased back for a period of 10 years.

I RECOMMEND that the west 10 feet of Lot 17, Block 13, D.L. 318 be established for road and then the said 10 feet be closed, stopped up and leased to the owner of said Lot 17 subject to the following conditions:

- (a) The term to be 10 years subject to a six month notice of cancellation if the area is required for municipal purposes.
- (b) The rental to be a nominal \$10 for the term.
- (c) The owner be permitted to use the 10 foot strip for textured concrete surfacing, a concrete block wall, and three water filled containers for water lilies.
- (d) At the termination of the lease, all improvements on the lease area to be removed at the lessees account and to the satisfaction of the City Engineer.
- (e) The agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Conversion Engineering Radio System

The City Engineer reports as follows:

"On October 22, 1974, City Council approved that a Consulting Engineer be engaged to prepare the design and specification for the conversion of the Engineering Radio System to repeater operation.

The firm of Hoyles Niblock & Associates Ltd. has many years of experience in the design, specification and supervision of radio systems in both Canada and foreign countries. They estimate that their fee for designing the system and preparing the specification will amount to approximately \$8,000. The Company also offered to supervise the construction and installation of the equipment for a fee of 9% of the installed cost or approximately \$3,000. Using the Consultants to do the supervision would be beneficial in two ways:

- a) the Company would be responsible to see that the Contractor installed the system to their specification and
- b) Engineering Department personnel will be relieved to work on the new Police Communications System.

The Supplementary Capital Budget estimates provide for the supervision fee whether done by the Consultant or by the Engineering Department.

I RECOMMEND that Hoyles Niblock & Associates Ltd. be engaged to design and prepare specification for "repeater operation" radio system and to supervise the construction and installation of equipment at a fee of 9% of the installed cost."

City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

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Manager's Report, February 21, 1975 (FINANCE-1)

FINANCE MATTERS

RECOMMENDATIONS

1. Britannia Community Services Centre -
Advance Against 1975 Operating Budget

The Director of Finance has submitted the following report:

"In December, 1974 City Council approved interim operating funds for the months of January and February, 1975 for the Britannia Community Centre Society, in the amount of \$6,600, pending receipt of the 1975 Operating Budget of the Britannia Community Services Centre. It was hoped at that time that the Britannia budget could be approved by Council prior to the end of February, 1975.

The total Britannia report, involving segments from the Britannia Society, the Park Board, the Library Board, Social Planning Department, Finance Department, etc., will not be ready for Council consideration before the end of February and in fact, is complicated enough that it may well be towards the end of March before it is submitted to the Finance and Administration Committee. Preparation of the report is proceeding on a high priority basis on the part of all persons involved.

Inasmuch as it will probably be April before Council finally approves the structure, cost sharing, and budget, I propose that the City advance further interim operating funds to the Britannia Society for the administration of the Centre, for the months of March and April, 1975. Mr. Michael Clague, the Executive Director, has submitted an interim budget for March and April largely based on his proposed 1975 budget. Some items are not appropriate on an interim basis and I have deleted them from the recommendation I am proposing to Council.

Attached is the detail of the interim budget recommended for March and April. The items under 'Buildings and Grounds' (excluding rent) are the Society's cost sharing obligations under the agreement with the School Board wherein the School Board handles the janitorial, maintenance and utility work. The \$1,600 shown under 'Program Services - Community Relations' is unsupported by specific detail but appears to refer to the newspaper put out by the Centre and other program activities.

All of these costs will have to be properly accounted for by the Society under the proposed Operating Agreement with the City, that will be the subject of Council consideration in March and April.

Recommendation

It is RECOMMENDED therefore that the sum of \$15,245 be advanced to the Centre to cover administrative costs for the months of March and April, 1975 pending consideration of the 1975 Operating Budget of the Britannia Community Services Centre by the Finance and Administration Committee."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

2. Planning Department - Staffing

Background

On July 9, 1974, City Council approved the following recommendations:

"A professional librarian be hired at a fee of approximately \$6,000.00, to catalogue the existing library, establish a library routine, and train a staff member to operate the library and maintain the cataloguing and indexing.

To operate the Library (estimated 50% time available) and to assist the Administrative Officer with control of supplies and various budget matters, one (1) Clerk II position be established and that the workload and effectiveness of this position be evaluated 12 months from date of appointment."

"As noted in Section B above, a Clerk II position be established in the Research Section, to work part time with the Library, and assist the Administrative Officer with supplies and budget matters."

The report further authorized \$3,638 as salary and fringe benefits for the above Clerk II position in 1974, and \$8,733 in 1975.

Recent Developments

Because the consultant requires a person with library background to assist in the cataloguing, culling and initial library establishment, a suitable candidate who could also fulfill the clerical requirements has not been available. The delay caused by the extensive search for such an individual has resulted in further deterioration of the departmental library.

Discussions with the consultant have indicated that the most practical solution at this time would be to obtain additional outside help with library experience, to aid in the initial establishment of the library and related systems. When the initial work is complete, the Clerk II will be hired, probably in August, 1975. For the balance of the year, the consultant would be retained for one-half day per week, to train the Clerk II and to catalogue incoming material.

The addition of a junior library consultant would cost approximately \$5,000, while the authorized salary appropriation for the Clerk II is \$5,822 to August 31, 1975. Consequently, retaining a junior consultant would represent no increase in cost over the previously approved resolution.

The Comptroller of Budgets advises that if this report is approved, the necessary funds will be made available in the department's 1975 budget.

Recommendations

The City Manager RECOMMENDS:

1. That a further \$5,000 be authorized for library consultant technician assistance;
2. That the Clerk II position recommended on July 9, 1974, be deferred until the library has been satisfactorily established.

INFORMATION

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/ authorized City Officials:

Manager's Report, February 21, 1975 (FINANCE 3)

Clause #3 Continued

- Portable Flow Meters.
- Clay Paving Bricks and Interlocking Paving Stones.
- Supply and Installation of an Intercom System for Equipment Building and Service Station at Manitoba Yards.
- Creosote and Salt Treated Lumber.
- Salt and Creosote Treated Lumber.
- Cast steel Trench Jacks.

Copies of the details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's Information".

FOR COUNCIL ACTION SEE PAGE(S) 281

PROPERTY MATTERS

RECOMMENDATION

- 1. Tender for Lease - Parking Site, Lot B, Block 113, D.L. 541; Situated South-West Corner of Seymour & Drake Streets

The Supervisor of Property & Insurance reports as follows:-

"Lot B, Block 113, D.L. 541; situated S.W. Corner of Seymour and Drake Streets was originally purchased as part of the Granville Street Bridge Approaches and has been utilized as a parking site since that time. The area will accommodate approximately 100 cars, is black-topped, and operators of the lot have been selected by tender under varying lease terms since July 1st, 1958. The current three-year lease will expire on February 28th, 1975, and tenders were called for operation of the site for a one-year term, from March 1st, 1975, to February 28th, 1976, thereafter on a year-to-year basis, subject to six-month's notice of cancellation.

Leach Holdings Ltd. (previous lessee) submitted a tender at a flat rate of \$1,200.00 or 65% of the gross receipts, whichever is the greater. Leach Holdings Ltd. are the holding company of the Cecil Motor Hotel and now pay to the City of Vancouver under the current agreement, \$1,050.00 per month or 65% of the gross receipts, whichever is the greater.

RECOMMENDED That the tender from Leach Holdings Ltd. in the amount of \$1,200.00 per month or 65% of the gross receipts, whichever is the greater, be accepted for the lease term March 1st, 1975, to February 28th, 1976. The lease shall be drawn subject to the terms of tender call and to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

- 2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
6262 Frontenac St. Lot 38, Blocks 3 & 4, D.L. 339 NE¼	Family Housing Project	John Bulych	\$ 845.00	4905/182

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

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WORKS & UTILITY MATTERS

RECOMMENDATION:

1. West Broadway Improvement Project

The City Engineer reports as follows:

"Background

On October 22, 1974, Council approved the recommendation contained in the Director of Planning's and the City Engineer's report dated October 7, on the West Broadway Improvement Project.

This included, in part, recommendation A - 'That the design proposals be approved as shown and that the initiation of Local Improvement proceedings be authorized'.

Present Position

The project is scheduled to come before the Court of Revision on March 25, along with a construction contract award recommendation to Council, subject to the approval of the local improvement. If the local improvement and the contract award are approved March 25, construction will start in April with the hope of substantial completion by July 1, to coincide with the Greek Community Celebration and Canada Day.

The major part of the physical improvement to the West Broadway area will be the planting of 166 linden and 52 oak trees. .

In order to plant trees before the growing season, at the most economical cost, planting must start immediately after the Court of Revision and be completed before the end of April. If the trees are not planted at this time, they cannot be planted until the fall unless they are specially prepared at a substantial cost increase.

The Park Board has 52 trees in their nursery which are available for this project, with the additional 166 trees being held at a local nursery for the City.

The Park Board can start planting trees immediately after the Court of Revision on March 25, provided the local improvement is approved. In this way, the maximum number of trees can be planted in April before the growing season.

The estimated cost of the additional 166 trees is \$26,000.00. Should the local improvement not be undertaken, the trees can be used in, and charged to, the Park Board's regular programs.

Under Section 498 of the Vancouver Charter, Council may designate this cost to form part of an anticipated local improvement.

Recommendations

The City Engineer RECOMMENDS that:

- A. Council approve the purchase of 166 trees at an estimated cost of \$26,000.00.
- B. Council designate this cost to form part of the anticipated local improvement for the West Broadway Improvement Project scheduled to come before a Court of Revision on March 25, 1975."

FOR COUNCIL ACTION SEE PAGE(S) 78

BUILDING AND PLANNING MATTERS

INFORMATION

1. Gastown Historic Area - Economic Study (preliminary results)

The Director of Planning reports as follows:

" In 1971, at the request of City Council, the Provincial Government designated 'Gastown' as an Historic Area. In support of the preservation efforts, the City undertook several capital improvement programs and encouraged private investments in the Area. During the latter part of 1974, the City Planning Department started an economic evaluation of Vancouver's restoration efforts in the 'Gastown Historic Area'.

An economic evaluation of the private and public investments in an attempt to assess the economic costs and benefits must, at this time, be exploratory in nature. The data-gathering process is still continuing. (A comprehensive report will be released later this year). Nor is there, yet, a commonly accepted method of evaluating these returns. Quantifying the unique and highly personal benefits of preservation in Gastown is impossible.

Certain economic trends are already clearly apparent, however, and these are submitted for the information of Council.

The revival of Gastown shows up in various directions:

- From 1965 to 1974, the number and value of building permits for the Historic Area showed steady systematic increases, while City-wide permits showed only a moderate gain. (Gastown increase, 2,900%: City wide increase, 59%.
- Overall assessment (land and improvement) increased nearly 35 per cent between 1965 and 1971, rental assessment by 59% and taxes derived from these higher assessments increased by 41% . (These figures will be compared to other areas in the final report).
- The value of the property market transactions also showed a steady increase from \$117,000 in 1964 to \$3,600,000 in 1974, indicating the renewed interest in the area. The average value of each property market transaction increased from \$29,000 in 1965 to \$515,000 in 1974, which is reflected in the capital appreciation of land and buildings and the continued improvements of buildings in the area.

The rejuvenation of the area however has accentuated the problems of providing low-income housing. Between 1966 and 1974, nearly 400 low-income units were lost due to stricter enforcement of fire and health codes and conversion to office buildings.

The available evidence and additional, but still incomplete, data indicate that Gastown is becoming a successful project in economic terms.

The foregoing is submitted for the INFORMATION of Council. "

FOR COUNCIL ACTION SEE PAGE(S) 282.....

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

February 13, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 13, 1975.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of January 30, 1975, were adopted.

RECOMMENDATION:

1. Public Housing Corporation

Submitted for the Committee's consideration was a Manager's report dated January 30, 1975, on the City of Vancouver Public Housing Corporation. The report stated as follows:

"The City Manager reports as follows:

The following report has been received from the Director of Legal Services:

'I wish to advise that on January 7, 1975, the City of Vancouver Public Housing Corporation was incorporated pursuant to the provisions of the Companies Act to carry on the business of public housing within the City. A copy of the Memorandum and Articles is on file in the City Clerk's Office.

At present, as the sole subscriber to this company, I am the only member and the only Director.

Before any activities are undertaken by this company, I would recommend that Council appoint the Directors, and I would suggest that the Board of Directors should include the Director of Finance.

At present, both the records office and the registered office are situate in my department, but I would recommend that Council be asked to authorize me to appoint an outside firm of solicitors to be the records office and the registered office. This, you will recall, was done in the case of Harbour Park Developments Ltd., and for a very moderate annual fee, we can retain the outside law firm not only to attend to the immediate details such as company seal, share register, minute books, etc., but also the recurring requirements in the Act with respect to filing of notices of annual meetings, Directors' meetings, transfers, etc. This would also have an added advantage in that it would obviate the necessity of a member of my department staying completely familiar with all the changes in the Companies Act for the benefit of one company.'

I RECOMMEND that the foregoing report of the Director of Legal Services be approved.

It is noted that the Greater Vancouver Non-Profit Housing Corporation has the following Directors: Mayor Evers, Mayor Andrews, Director Kelly, Mr. George Carlisle and Mr. Frank Bunnell. It is the opinion of G.V.R.D. staff that this structure is an appropriate vehicle for managing the affairs of the corporation.

Standing Committee of Council on
Housing and Environment
February 13, 1975

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It is therefore RECOMMENDED that the Board of Directors of the Vancouver Public Housing Corporation consist of three members of Council, the City Manager, the Director of Finance and the Director of Legal Services."

Following brief discussion, it was,

RECOMMENDED,

THAT the recommendations outlined in the above Manager's report on the City of Vancouver Public Housing Corporation dated January 30, 1975, be approved.

RECOMMENDATION AND INFORMATION:

2. Dogs

"Council on July 9th, 1974, endorsed the following recommendation of the Standing Committee on Waterfront & Environment at its meeting of June 27th, 1974:

'THAT the Director of Permits & Licenses prepare a comprehensive report for submission to the Committee by the end of September, 1974; such report to include:

- A. Review of pound fees, with particular emphasis on escalating fees for dogs who are impounded on more than one occasion.
- B. The results of the study to be undertaken by representatives of the Department of Permits and Licenses and the Board of Parks and Recreation, on the use by trained pound staff of tranquilizer guns on vicious animals.'

Submitted for the Committee's consideration was a report from the Director of Permits and Licenses dated October 31, 1974, on dogs. This report, which is on file in the City Clerk's Office, outlined such subjects as license fees, control of vicious dogs, enforcement, educational approach, license requirements, females in heat, and other by-law amendments, and concluded with twelve recommendations.

The Director of Permits and Licenses reviewed this report with the Committee Members and following this, the Committee heard the following delegations:

- Mr. Patrick F. Graham

Mr. Graham submitted a brief containing recommendations for the improvement of the environment by the application and enforcement of more stringent laws governing the keeping for sale, gifting of animals, birds, reptiles, domestic or imported. (This brief is on file in the City Clerk's Office.)

- Mr. S.G.N. Presley - Federation Of Independent Dog Owners

During Mr. Presley's oral presentation he noted that more dog control was required. Dog patrols were very important in Stanley Park where dogs were presently harming other animals. He agreed with the escalating impounding fee schedule as outlined in the above noted report of the Director of Permits and Licenses. Fines must be levied against the owner, and the dog should be impounded only if it is considered dangerous, or if the owner cannot pay the fine. He outlined the possibility of tattooing dogs for identification purposes. In conclusion he emphasized the importance of low-cost spay and neuter clinics, and the importance of an education program. Also that all pound officials must be fully

Cont'd . . .

trained. The Committee noted that the City was in the process of constructing a new pound, and the matter of including a low-cost spay and neuter clinic in the facility was raised.

The Director of Permits and Licenses advised of an addendum to his above noted report which would be submitted to this Committee in the very near future, and which recommended that one full-time pound officer be assigned to Stanley Park.

- Mr. C.J. Homes, Secretary-Manager, S.P.C.A.

Mr. Homes submitted a brief which is on file in the City Clerk's Office and which touched on such items as animal control, sociological structure, control of the pet population, comments by elected officials, law enforcement and members of the public, and looking into the future. In conclusion Mr. Homes advised that the B.C. S.P.C.A. would be building a low-cost spay and neuter clinic to cover the 40 municipalities in the lower mainland.

- Mr. L. Lesage, Park Board

Mr. Lesage expressed frustration with the lack of authority to control dogs that park personnel presently have. He advised of situations where a dog is picked up and taken to the pound one day, and is right back in the park the following day. Further, that people ignore the "No Dogs Allowed" signs in the park. Presently the park does not have a full time dog patrol.

- Mrs. Katherine M. Kent, Marpole-Oakridge Community Newspaper

Mrs. Kent submitted a brief which reiterated several of the above noted points and, in essence, was in agreement with the recommendations outlined in the report of the Director of Permits and Licenses. (This brief is on file in the City Clerk's Office.)

RESOLVED,

THAT the above noted briefs and report from the Director of Permits and Licenses on dogs, dated October 31, 1974, be received.

RECOMMENDED,

- I. THAT the Pound By-law be amended to provide an escalating scale of fees for dogs which have been impounded during a calendar year, as follows:
 - \$15.00 for the first time a dog is impounded
 - 30.00 " " second " " " "
 - 40.00 " " third " " " "
 - 50.00 " " fourth and subsequent times.
- II. THAT the Pound By-law be amended to provide for the sale price of a dog to be the amount of the impounding and service fees at the time of purchase. Dogs sold to the University of British Columbia remain at \$5.00.
- III. THAT the Pound Officers not be equipped with tranquilizer guns.
- IV. THAT the Director of Legal Services discuss with the appropriate Provincial Department for report back to Council the status of the Animal Act and the Domestic Animal Protection Act as they relate to the City of Vancouver.
- V. THAT the Director of Legal Services prepare an amendment to the Pound By-law to permit Pound Officers to issue tickets to an owner of a dog seen running at large.

- VI. THAT the Pound By-law be amended to prohibit a female dog to be on the street while in heat regardless of the degree of control being exercised.
- VII. THAT Section 9(1) (b) of the Pound By-law be amended to read:
 - 'If a license has been taken out by the owner of the dog for the current year prior to the date of impounding, a sum not exceeding \$15.00 for impounding shall be charged.'
- VIII. THAT Section 13 of the Pound By-law be amended to raise the impounding fees for horses, cattle or other farm animals to \$15.00.
- IX. THAT Section 14 of the Pound By-law be amended to raise the service fee for horses, cattle or other farm animals to \$2.00 per day.
- X. THAT Section 16(1) of the License By-law be amended to raise the fees for a duplicate dog tag to 50¢ each.
- XI. THAT the Chairman form a sub-committee to discuss:
 - i. City spay and neuter services
 - ii. Number of pound officials
 - iii. Safety of people
 - different license fees for varying sizes of dogs
 - obedience classes
 - iv. Pound officials in Stanley Park
 - v. Breeders
 - vi. Educational process in schools and amending Pound By-law to raise age from licensing a dog from three months to six months; and report back to a later meeting.

INFORMATION:

3. Comprehensive Report on Pollution - Background Information

The Committee considered a memorandum from the City Engineer dated January 29, 1975, which stated in part:

"In January 1974 a comprehensive Pollution Status Report was prepared by the Engineering Department at the request of Ald. Pendakur, Chairman of the Waterfront and Environment Committee. This report was submitted but was not dealt with by the Committee until July, 1974.

When considering this report on July 4, the Waterfront and Environment Committee requested a further report to deal with -

- (1) Noise Pollution and its relationship to GVRD activities.
- (2) Further information on the degree of enforcement by the GVRD with respect to air pollution.
- (3) Some further information on the involvement in expediting a program of sewers separation and elimination of certain sewer outfalls along the Fraser River.
- (4) Procedures re elimination of floating debris in the Fraser River.
- (5) What could be done to enforce litter pollution.

Standing Committee of Council on
Housing and Environment
February 13, 1975

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On October 3/74 the Waterfront and Environment Committee was advised by the City Engineer that while the Department was working on the assignment, a further report would be delayed because of delays by the GVRD in further considerations of noise control and because of staff changes and vacations.

On December 18 I spoke to the City Clerk's Office (M. Cross, Committee Clerk) at which time it was agreed that it would be appropriate to have the matter of a further report raised at your new Committee to determine what assignments and priorities your Committee would like to have carried out. In this connection Item (1) is already being basically dealt with by a separate consideration and Resolution of Council dated October 22/74 which stated in part -

"THAT the City Manager in consultation with appropriate staff members report to Council on a noise control program which would include hiring of a noise control program coordinator."

We are now working with the Medical Health Officer on this matter for further report to Council.

With respect to Item 5, this is also being substantially dealt with by a separate Resolution of Council dated July 30/74 which stated -

"that the Council intends to seek a Charter amendment which would make it the responsibility of the commercial property owner to maintain in a fit state of cleanliness his abutting section of sidewalk and boulevard and instructs the Director of Legal Services and the City Engineer to report back on the feasibility of this proposed Charter amendment."

Also submitted was a copy of the Pollution Status Report dated April 25, 1974, referred to above. (This correspondence is on file in the City Clerk's Office.)

The Chairman advised that a report from the G.V.R.D., City Engineer, and Director of Legal Services advising of the present status of this matter would be submitted to this Committee in the very near future.

RESOLVED,

THAT the memorandum of the City Engineer dated January 29, 1975, regarding the Comprehensive Report on Pollution - Background Information, and the Engineering Department report on Pollution Status dated April 25, 1974, be received.

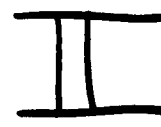
The meeting adjourned at approximately 3:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 282

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION



February 13, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall on February 13, 1975, at approximately 1.30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Sweeney
Alderman Kennedy

ABSENT: Alderman Marzari

CLERK: G. Barden

INFORMATION:

1. Archives Advisory Group

On December 17, 1974, City Council adopted the following recommendation of the Standing Committee of Council on Finance and Administration, dated December 5, 1974:

"THAT the City Clerk be authorized to set up an Archives Advisory Committee along the lines mentioned in the report with a report back to the Committee outlining more specifically the function of this advisory group."

The Committee had for consideration a Manager's Report dated January 23, 1975, advising as follows:

"In respect of the function of this proposed group, it is proposed the group would advise the City Clerk and Archivist regarding the following:

Acquisitions, Donations, Revenue Projects, Educational Matters, Public Relations, Physical plant in respect of equipment and facilities to function effectively, Services Rendered, such other matters as come within their particular experience and expertise.

"It is not proposed that this body be set up in the normal committee structure, suggesting rigidity in its operation, but rather that it meet informally with the City Clerk and Archivist, from time to time, to advise on the above-mentioned matters as presented to them, in order that their experience and expertise may be given to us in making important decisions in the Archives management.

"Those invited and who have consented to join the group are:

- Mr. Basil Stuart-Stubbs - U.B.C. Librarian
- Mr. Ursus Dix - Chief, Regional Conservation Centre
- Dr. W. Kaye Lamb - former Dominion Archivist
- Dr. David H. Breen - U.B.C. Historian
- Mrs. Frank Ross (Wife of former Lieut.-Governor)
- Mr. Chuck Bayley - Head of Communications, Vancouver School Board."

Standing Committee of Council2
on Finance and Administration
February 13, 1975

Clause #1 Continued

The City Clerk advised that there will be no budget set up for this Committee. The above persons have agreed to serve gratis and are happy to contribute their time.

Following discussion it was,

RESOLVED

- (a) THAT the report be received for information.
- (b) THAT the members who have been invited and consented to serve on the Committee be approved.
- (c) THAT a letter of sincere appreciation be sent to the members for volunteering their services.

RECOMMENDATION

2. Budget Review Procedures

The Committee had for consideration a memo dated January 27, 1975, (copy circulated) to the Director of Finance from the Comptroller of Budgets outlining suggested timing for budget assembly, reviews and reporting, together with budget review policy and procedures.

It was noted that on February 14, 1975, the review and expenditure estimates would be assembled and a preliminary report on the budget position prepared for the Mayor, Chairman of Finance and Administration Committee, and the City Manager.

The Committee discussed the question of publicizing the preliminary report and the danger that the report could leak out and be improperly publicized. It was agreed that the preliminary report should be publicized and it should be stressed that it is simply a wish list of requests from each department, and in no way be interpreted as a final report that would determine the tax levy for 1975. Following further discussion it was,

RECOMMENDED

THAT the preliminary budget review be approved as outlined in the memo dated January 27, 1975.

3. Site For Multicultural Centre

The Committee had for consideration a letter dated December 11, 1974, and report from the Vancouver Committee For A Multicultural Centre.

Mr. Halford Wilson, Chairman, and Mr. Simon Oosterhuis, Vice Chairman of the Vancouver Committee For A Multicultural Society, spoke to their request that the City provide support for a multicultural centre in the City of Vancouver. The purpose of the Centre is to provide a common meeting place for all ethno-cultural groups, including the Canadian native people in order that they may foster their cultural heritage and share this with other Canadians. The Centre will complement existing or planned uni-cultural facilities, and will assist in development and housing cultural activities of smaller groups who are unable to establish such Centres on their own. A minimum of two acres is required

Cont'd ...

Standing Committee of Council 3
on Finance and Administration
February 13, 1975

Clause #3 Continued

for a building with an estimated space requirement of 65,000 sq. ft. Capital costs of the building are estimated at \$4,000,000, and yearly operating costs are estimated at \$400,000. Verbal encouragement from all three levels of governments has been obtained as to support of the project. The Committee is looking to the following sources for support:-

- City of Vancouver
- Provincial & Federal Government
- Urban Administration Program
- Foundations
- Contributions From Ethnic Groups

The Multicultural Committee expects that operating expenses could be covered by membership fees, leasing the premises and catering services.

Mr. Jonathan Baker, of the Social Planning Department, displayed maps that outlined various ethnic areas, immigrant areas since 1966 and social status areas.

The Committee felt that if the City supports the concept of a Multicultural Centre it should be in the form of a site and assistance with programming. Following further discussion it was,

RECOMMENDED

- (a) THAT the City express its support of the concept of a Multicultural Centre.
- (b) THAT the Director of Planning and the Director of Social Planning provide assistance to the Committee as may be necessary in considering prospects of programming and location of the Centre, and report back to the Committee.

CONSIDERATION

4. Shaughnessy Hospital Citizens Advisory Committee

The Chairman read a letter dated February 8, 1975, from Mr. Thomas Osborne, Chairman of the Shaughnessy Hospital Citizens Advisory Committee, advising that the Committee on February 5, 1975, passed the following resolution:

"RESOLVED that the Shaughnessy Hospital Citizens Committee adopts the undernoted budget and hereby requests the City of Vancouver through Alderman J. Volrich to make the funds available to the Committee:-

1.	Mailing expenses	
	3 mailings of 2,000 pieces @ .03 = 3 x \$140 =	\$420
2.	Public Meeting Expenses	
	Hall rental, publicity and miscellaneous	200
3.	Miscellaneous Committee Members' Expenses to date - postage, secretarial and copying	100
		<u>720</u>
		<u>\$720</u>

"We should be very much obliged if the City of Vancouver could see its way clear to making these funds available to the Committee."

Standing Committee of Council4
on Finance and Administration
February 13, 1975

Following discussion it was,

RECOMMENDED

THAT the request be received by the Committee and forwarded to Council for consideration.

The meeting adjourned at approximately 3.00 p.m.

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IIIREPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

February 13, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, February 13, 1975, in the No.1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK: M. Cross

RECOMMENDATION1. Report References - False Creek

Mr. D. M. Hickley, Assistant Director, Civic Development, circulated a brochure outlining the Planning Department's 1975 programme for False Creek. (Copy on file in the City Clerk's Office). The brochure contained a survey of Council policy statements on False Creek from 1965 to the present. These policy statements provided the basis of the preparation of Sub-area policies and Area Development plans. Also included are Council decisions for each of the areas in False Creek.

Mr. Lee Coe of the Planning Department outlined the programme and scheduling of the work in False Creek for 1975 (copy circulated).

Clarification of Phase 1 and Phase 2 was requested by members of the Committee who were under the impression that Phase 1 was east of Oak and Phase 2, west of Oak with one enclave of housing being Phase 1 and the other enclave being Phase 2. The Committee was informed that Phase 1 of Area 6 extended from Johnston Terminals (Ash Street) to West Coast Salvage (Alder Street) and Phase 2 from West Coast Salvage to Granville Street. Council on June 11, 1974, adopted in principle a design concept by Thompson, Berwick, Pratt and Partners for the 52-acre first phase containing 900 dwelling units with the public open space located in the centre.

The Committee had for consideration a report of the City Manager dated February 6, 1975, entitled "Phase 1, Area 6, False Creek".

Mr. E.D. Sutcliffe, False Creek Project Manager, advised that the Engineering Department has been responsible for putting in the services and constructing the seawall. He introduced Mr. Richard Rabnett, representing Thompson, Berwick, Pratt and Partners, the Co-ordinating Architect, and Mr. Frank Stanzl, Frank Stanzl Construction Ltd., the Co-ordinating Developer.

Mr. Rabnett outlined the design features to the Committee:

- 250 boat marina, 90 boat liveaboard community, 900 residential units in two enclaves of "donut like" clusters located throughout the scheme

cont'd

Clause No.1 (continued)

- 6th Avenue bus service would loop into each enclave
- view angles had been protected on street ends and corridors by restricting building heights

Mr. Rabnett described the parking policies and indicated that this was to be a transit-oriented development with only one half the cars compared to other residential enclaves in Vancouver. The ratio of parking would be one car for one unit for the market and co-operative units to one car for six units in the senior citizens units. If transit is not forthcoming for the development or the number of spaces proves to be inadequate there is the possibility of adding a parking structure at a later date.

Mr. E. A. West, Project Engineer, False Creek, showed slides of the seawall and construction work on storm sewers. With the aid of charts he indicated that there was no increase in service costs of the development beyond inflation or those incurred as a result of design changes. If all approvals are given it is anticipated that the sewers would be complete and other utilities in place by the end of August with the exception of the Hydro underground which would be completed mid-November.

Mr. Sutcliffe referred to the table attached to the report "Phase 1, Area 6, False Creek" and indicated that of the total estimated cost of \$19,905,000, it was hoped that \$8,000,000 could be recovered from the residential/commercial component in Phase 1.

Mr. Rabnett advised that a Public Space Advisory Committee had been appointed to advise and work with the Project Manager, and design team. He described the conceptual plan for the Park/Public Space proposed to contain 70% open meadow-like areas and 30% reasonably densely treed areas as well as a one acre tidal pool.

With respect to the sponsors of the 17 parcels of the Spruce and Heather neighbourhoods, Mr. Sutcliffe stated that the process of identifying such sponsors commenced in February, 1974 based on the social mix adopted by Council. Each of the sponsors would be required to fit people into their development based on guidelines set down. Those sponsors not selected for Phase 1 were advised that there may be a further opportunity if Phase 2 is adopted by Council.

Mr. Frank Stanzl, Co-ordinating Developer advised the Committee that land values had been calculated for the various parcels so as to recover the cost of development and to maximize the household and income mix objectives. There were uncertainties because of lease tenure and income mix which might have a downward effect on the price realized from the sale of the market units.

Discussion followed and Alderman Kennedy put forward a motion that False Creek, Area 6, Construction Phases 1 and 2 be not approved.

The Committee discussed what would happen if there was no construction on Area 6 and the Director of Finance advised that if Area 6 was turned into park the cost to the City would be \$21.5 million. The Chairman called the question on the motion and it was defeated with Aldermen Bowers, Bird, Cowie and Harcourt against.

The Committee

RECOMMENDED

- A. THAT the Phase 1 residential and commercial developments recover the amount of at least \$8,000,000.

Standing Committee of Council on
Planning and Development 3
February 13, 1975

Clause No.1 (continued)

B. THAT the following sponsors be endorsed for the types of developments indicated, subject to satisfactory negotiations with the Sponsors regarding land lease terms, for the types of developments indicated:

- Kiwanis Uptown - Senior Citizens Rental, (Parcel No.1)
- Bertha O'Clarke Society; (Parcel No.2)
- L.M. Society for Physically Handicapped - Physically Handicapped Rental; (Parcel No.7)
- B.C. Baptist Foundation - Limited Dividend Rental - Non-Profit; (Parcel No.3)
- Stanzl Construction Ltd. - Limited Dividend Rental - Enterprise; (Parcel No.11)
- False Creek Co-operative - Co-operative Per Value; (Parcel Nos. 5 & 6)
- B'nai B'rith - Senior Citizens Rental; (Parcel No.9)
- Netherlands Association - Limited Dividend Rental - Non-Profit; (Parcel No.10)
- Creek Village - Controlled Resale Condominium; (Parcel No.4)
- Non-Profit Building Society - Controlled Resale Condominium; (Parcel No.8)
- "Pears" Group - Market Condominiums; (Parcel No.15)
- Stanzl Construction Ltd. - Market Condominiums; (Parcel Nos. 12, 13, 14, 16, 17)
- Greater Vancouver Floating Homes Association

C. THAT land lease terms and conditions be drawn up following negotiations with the Sponsors and contracts prepared by the Law Department with input from the Finance Department, Property and Insurance Office, the Development Consultant and the City Manager.

D. THAT the Director of Planning, in consultation with the Project Manager prepare a report to Council with respect to an Area Development Plan for Phase 2, Area 6 such report to include the implications if Phase 2 is delayed and the consultants to be engaged.

Alderman Kennedy wished to be recorded as against the above recommendations.

RECOMMENDATION & CONSIDERATION

2. 1975 Capital Budget - False Creek

The Committee considered a report of the City Manager dated February 5, 1975, with respect to the 1975 budget for False Creek:

After discussion the Committee

RECOMMENDED

A. THAT the False Creek Area 6 services construction Phase 1 proposal be approved and the work be authorized to proceed; the Park Board, in consultation with the Project Manager and City officials, be the Agency to develop the neighbourhood park as set down in the Guidelines.

B. THAT the following recommendation of the False Creek Project Manager be forwarded to Council for CONSIDERATION; and the detailed breakdown be reported to Council concurrently:

'preliminary work on construction Phase 2 be authorized to proceed, to the extent that the funds are provided for in the 1975 Capital Budget contained herein'.

Standing Committee of Council on
Planning and Development 4
February 13, 1975

Clause No.2 (continued)

FURTHER THAT any work related to the housing concept be delayed until the report from the Director of Planning on Phase 2 is received.

- C. THAT the 1975 False Creek Area 6 Capital Budget of \$4,934,000 be approved, with the detailed appropriation (if required) of funds within the indicated allocations to be approved by the Director of Finance and City Manager upon submission of the details from the City Engineer and False Creek Project Manager.
- D. THAT the detailed breakdown of expenditures and consideration of design of the park development be reported to the Committee.

(Alderman Kennedy wished to be recorded as voting against the above recommendations.)

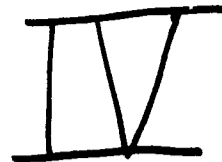
At this point, Alderman Kennedy left the meeting.

- E. THAT the source of funds for financing the 1975 False Creek Area 6 Capital Budget be the CMHC \$10,000,000 approved loan with the False Creek Interim Financing Reserve being used as a temporary source of funds if necessary.
- F. THAT the Development Group and Consultants' detailed budgets of \$130,609 and \$286,900 respectively, be approved.

The meeting adjourned at approximately 6:20 p.m.

NOTE FROM CLERK: The detailed breakdown requested in Recommendation 2B is attached as an Appendix.

FOR COUNCIL ACTION SEE PAGE(S) 276-7

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

February 13, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall on February 13, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce (Clause #3 only)
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Marzari

ALSO PRESENT: Paul Murphy, Department of
Human Resources

CLERK: H. Dickson

INFORMATION

1. Grant Request - Red Door
Recreation Department - \$1,860

The Committee had before it for consideration a letter dated January 24, 1975 and a 12-month budget totalling \$1,860 (circulated) from the Recreation Department of the Red Door.

Following discussion it was

RESOLVED

THAT the request of the Recreation Department of the Red Door for a grant of \$1,860 be referred to the Director of Social Planning for a report back to the Community Services Committee.

RECOMMENDATIONS

2. Grant Request - Franciscan Sisters of the
Atonement Day Care Centre

The Committee had before it for consideration a letter dated February 4, 1975 (circulated) from the Day Care Information Centre of the Department of Human Resources advising that the Human Resources Department is unable to meet the request of the Sisters of the Atonement for funding for paving the play area at the Day Care Centre operated by the Sisters at 385 East Cordova Street. Two cost estimates for the paving work were also before the Committee for consideration (circulated).

A representative of the Franciscan Sisters told the Committee there are 38 children currently enrolled in the Day Care Centre.

Following discussion it was

RECOMMENDED

THAT Council approve a grant of \$890 to the Franciscan Sisters of the Atonement for paving the play area at their Day Care Centre, or alternatively, if it can be done for less than \$890, that the City pave the play area.

Standing Committee of Council 2
on Community Services
February 13, 1975

3. Canada Safeway Development and Shell Service Station
Conversion Car Wash - 41st Avenue and Dunbar Area

Vancouver City Council at its meeting of January 28, 1975,
passed the following motion:

"THAT the matter of the proposed on-site replacement and expansion of the Safeway Store at 41st Avenue and Dunbar, as well as the matter of the proposed Shell Service Station conversion to self-service and car wash installation, be referred to the Standing Committee on Community Services for consideration;

FURTHER THAT if a development permit for the service station has not yet been issued, issuance of this permit be withheld pending consideration of this matter by the Committee."

The Committee had before it for consideration a letter dated February 3, 1975 from the Southlands Action Committee, and a petition dated January 28, 1975 (circulated) setting forth objections of residents in the area to these two projects.

There was considerable discussion on this matter beginning with a comprehensive review of the two developments by Mr. H. W. Gray, City Zoning Planner.

Mr. Gray presented the Committee with reports dated February 6, 1975 (circulated) on each of the two developments.

The report on the Safeway Development stated the Director of Planning is prepared to approve the development subject to the following:

- "- possible relocation of the smaller building
- first receiving advice from the Urban Design Panel
- additional landscaping
- details of the equipment to be placed on the building with particular reference to noise
- letters from the owners regarding loading and unloading times, with no night time loading
- provision of off street parking facilities clearly designated for staff
- clarification regarding extension of the lease of the City lane past June 1, 1977
- details of the off street parking and loading facilities including dimensions and a detailed lighting plan of the parking area"

On the Shell Canada development the report stated:

"The conditions required by the Technical Planning Board have now been met and the development permit is ready to be issued but is being held due to Council's resolution of Tuesday, January 28, 1975."

During discussion it was noted that the Safeway development on Lot 8 includes two buildings; the new Safeway store and a second building, to be leased for small shops, located at the east end of Lot 8 paralleling Collingwood Street.

Standing Committee of Council 3
on Community Services
February 13, 1975

Clause #3 continued:

Mr. Craig Aspinall of the Southlands Action Committee outlined the concerns of citizens in the area, stating the residents want Safeway's access to additional property in the block restricted.

Specifically, Lots 43 and 44 at 40th and Dunbar should be rezoned to residential to prevent further commercial expansion in the block.

A representative of Safeway indicated the company plans to sell two of the four lots it now owns.

The residents are also opposed to the siting of the second building which parallels Collingwood and concern was expressed about traffic problems being created by access off Collingwood.

A spokesman for Safeway indicated the company will eliminate the second building from the development if necessary and close off any access to Lot 8 from Collingwood.

Residents also expressed concern about increasing traffic volumes on 40th Avenue and noise from rooftop air intakes proposed for the Safeway store.

It was pointed out any approval of the development would require that noise from machinery be kept at a specified level.

On the Shell Canada development it was noted that this project resolves most of the criticisms in the petition and in answer to further expressed concerns of residents, it was pointed out there will be no access to the site off its surrounding lanes, that the perimeter of the site along the lanes will be landscaped. A representative of Shell Canada advised that a house, located across the lane from the development site and owned by Shell, will be sold.

In response to questions the Shell spokesman explained the type of car wash proposed takes four minutes to wash each car and that therefore line-ups of no more than four or five cars are expected at peak periods because customers will not wait 20 minutes for a car wash.

Concern was expressed that line-ups could occur on sunny days. if "rain checks" are given to car wash customers to return for their car wash on sunny days.

It was also stated that the car wash operation should not be permitted to operate later than 9:00 p.m.

During consideration of the Shell development it was noted the project involves conversion of a service station to a self-serve gas station and that Council has called for a special report on the proliferation of self-serve gas stations in the City. This report is expected to come before Council on February 25, 1975.

Following discussion it was

RECOMMENDED

I.(a) THAT Council defer further consideration of the Shell Canada project at 41st and Dunbar until the special report on conversion of service stations to self-serve gas stations is before Council;

(b) THAT the hours of the proposed car wash be from 7:00 a.m. to 9:00 p.m.;

II.(a) THAT the Director of Planning be asked to report on rezoning of Lots 43 and 44 at 40th and Dunbar from C-2 Commercial to RS-1 Residential;

Standing Committee of Council 4
on Community Services
February 13, 1975

Clause #3 continued:

- II.(b) THAT Canada Safeway be asked, as a condition of any approval of its development at 41st and Dunbar, to eliminate construction of shops along Collingwood Street and that this area be landscaped to the satisfaction of the Director of Planning;
- (c) THAT the Traffic Engineering Department be asked to report on the control and/or reduction of traffic volume on 40th Avenue;
- (d) THAT there be no entrance or exit to the Safeway development off Collingwood Street;
- (e) THAT Safeway be required, pertinent to its verbal undertaking, to confirm in writing to the City, when its properties on 40th Avenue will be sold;
- (f) THAT Safeway be required to confirm in writing to the City, that there will be no liquor store on the site of its development at 41st and Dunbar.

The meeting adjourned at approximately 5:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 234

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

February 18, 1975

A Special Meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, February 18th, 1975, at approximately 7:30 p.m. in the Council Chamber, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Aldermen Bird, Boyce, Cowie, Kennedy,
Marzari, Rankin, Sweeney and
Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Harcourt (Civic Business)

CLERK: M. Kinsella

INFORMATION

1. Neighbourhood Improvement
Program - 1975

Vancouver City Council on December 17, 1974, when dealing with the report of the Standing Committee on Community Development dated December 12, 1974, on Neighbourhood Improvement Program - 1975, approved the following recommendations of the Committee:

- "(a) The senior levels of government be requested to contribute \$3 million (Federal - \$2 million and Provincial - \$1 million) for Neighbourhood Improvement Programs for 1975 in those priority areas outlined in this report.
- (b) The senior levels of government be requested to set aside \$120,000 towards the net cost of Site Clearance Program (\$80,000 - Federal, \$40,000 - Provincial) in 1975.
- (c) The City's portion be provided out of Urban Renewal Funds. This is presently estimated at \$1.3 million on the basis of \$1.1 million for the Neighbourhood Improvement Programs and \$200,000 for the Site Clearance Program."

Council at the same meeting, deferred the following recommendation for consideration by Council in 1975:

- "(d) Briefs be invited from the priority communities noted in this report.
- (e) The Director of Planning report back in January, 1975, on the appropriate communities for Neighbourhood Improvement Programs for 1975.
- (f) Authorization be given to Staff Neighbourhood Improvement Programs in 1975 in Mount Pleasant and the Downtown Eastside. The details on staff requirements, space requirement and budget would be reported on following approval of funding by the senior levels of government.
- (g) The Committee review the existing briefs from the priority areas with the community groups involved."

Alderman Bowers, Chairman of the Standing Committee on Planning and Development, advised that Council earlier this day had agreed that tonight's meeting would be a meeting of the Standing Committee on Planning and Development expanded to include the other members of Council for consideration of Neighbourhood Improvement Program - 1975.

cont'd....

Neighbourhood Improvement Program - 1975 (continued)

He advised that it was the Committee's intent this evening to hear representations from the Director of Planning and the various delegations appearing this evening, and to defer selection of areas for the 1975 Neighbourhood Improvement Program (N.I.P.) to a later meeting of Council.

The Director of Planning circulated for information, a memorandum setting out the present status of the neighbourhood improvement programs. This memorandum stated in part:

*The Planning Department believes Neighbourhood Improvement Programs should be utilized to initiate and implement projects arising out of Local Area Planning programs in the City. Kitsilano was one of the areas selected for a Neighbourhood Improvement Program in 1974 because of its on-going Local Area Planning program and availability of staff. A portion of Cedar Cottage was also selected for a Neighbourhood Improvement Program in 1974.

Because of staff and budget limitations, no Local Area Planning program, except Fairview, has been initiated or advanced sufficiently to utilize N.I.P. funds to advantage.

The Planning Department believes that first consideration should be given to those Communities requesting N.I.P. which are not only noted as a priority for N.I.P. but those which are noted as L.A.P. priorities, namely: Kitsilano, Fairview, Mount Pleasant, Grandview/Woodlands, Downtown East Side.

Our comments on these Communities are as follows:

KITSILANO - This Community was selected for N.I.P. in 1974 and is no longer eligible for funds.

FAIRVIEW - A policy decision by Council would have to be made concerning the desired future social and physical character of the Slopes before senior levels of government would give approval to N.I.P.

GRANDVIEW/WOODLANDS - This Community desires a Local Area Planning program and feel N.I.P. would be inappropriate at this time. This represents a good prospect for N.I.P. 1976.

MOUNT PLEASANT - Some interest has been shown - particularly in the south east corner of this Community.

DOWNTOWN EAST SIDE - Interest is being shown. Council has instructed the Planning Department to bring in a proposal for zoning this area in order to preserve and retain and develop housing.

Unless there are briefs presented to Council differing from our understanding noted above, there are two areas which Council should strongly consider, i.e., Mount Pleasant and Downtown East Side for Neighbourhood Improvement Program in 1975.

In making these recommendations the Planning Department would like to emphasize the importance of Local Area Planning preceding a Neighbourhood Improvement Program. Local Area Planning defines problems and priorities in a more comprehensive way and allows the Community to receive maximum benefit from subsequent N.I.P. funding.

We endorse Grandview/Woodlands approach in this regard.

Neighbourhood Improvement
Program - 1975 (continued)

If Council approve areas for Neighbourhood Improvement Programs, Council should approve staff allocation for these areas as well. Although funds have not as yet been approved by the senior levels of government, it would be appropriate to commence advertising to get some lead time for hiring staff.

It should be noted that any area approved by Council for 1975 will require approval of the senior levels of government."

Representations were heard from the following groups:

(a) Hastings-Sunrise Action Council

Mr. J.T. Cork, Chairman, addressed Council and submitted a brief setting out the reasons why the Hastings-Sunrise area should be given priority of selection for a 1975 Neighbourhood Improvement Program.

(b) Mount Pleasant Citizens' Committee

Mr. D. Fairbrother, Chairman, spoke to the group's brief which detailed at some length the community's need for a Neighbourhood Improvement Program. He felt that one of the greatest areas of need within the Mount Pleasant area is the north-east corner where there are a large number of apartment dwellers who have almost no community facilities. He also considered that the area between Broadway, Kingsway, Clark and Knight presents a priority for neighbourhood improvement.

Mr. Fairbrother submitted to the Committee letters in support of his Committee's submission from the Principal of the Mount Pleasant Elementary School, Mount Pleasant/Fairview Area Service Team, Panjabi Literary Association, Mount Pleasant Child Care Society and the Mount Pleasant Under Threes' Child Care Society.

(c) Downtown Eastside Residents' Association

Libby Davis addressed Council on behalf of DERA. DERA's arguments for priority consideration as a N.I.P. area is detailed in their brief submitted to members of Council on November 21, 1974. DERA is requesting that the Oppenheimer area be designated as a N.I.P. area and that the first priority is the area be rezoned to CRM-3 to permit stabilisation of the area. It was also suggested that a N.I.P. program in the Oppenheimer area would complement the Strathcona redevelopment and would also permit DERA to renovate the Old Carnegie Library for use as a community services centre.

Mr. R. Youngberg of the Planning Department suggested that CD-1 zoning would be more appropriate for this area and indicated that a report will be before Council shortly on this matter.

(d) Action Now

Mr. Harold Daykin spoke to an application by this organization for consideration of the 'Triangle' in Mount Pleasant (Broadway, Kingsway, Clark and Knight) for a N.I.P. program. His organization supports the Mount Pleasant Citizens' Committee's brief but feels that special consideration should be given to the 'Triangle' because it is a stable neighbourhood which needs rehabilitation and provision of public, social and recreational facilities.

(e) Grandview-Woodlands Area Council

Mr. Peter Donaghey on behalf of this group, stated that before introduction of a N.I.P. program in the area, there is need for a local area planning program to assist the residents in determining the planning needs of their area. He suggested that Council seek senior government funding for the staffing of this local area planning program. Mr. Youngberg advised that the Planning

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Neighbourhood Improvement
Program - 1975 (continued)

Department hopes to move a planner from the Kitsilano area into the Grandview-Woodlands area later this year to undertake a local area planning program.

(f) Marpole-Oakridge Area Council

Mrs. Lenore Freiman read a brief setting out a number of reasons why the Marpole-Oakridge area warrants consideration as a N.I.P. area. Failing this, the Marpole-Oakridge Area Council would urge Council to establish a local area planning program in the Marpole area to assist the community in remaining stable and to maintain a sense of neighbourhood and prevent future under-mining of its cohesion.

RESOLVED THAT the memorandum of the Director of Planning and the representations of the delegations, be received.

The Committee requested the Director of Planning to submit to Council in the near future, a report with recommendations on selection of N.I.P. areas taking into account the various representations made tonight. This report to include:

- (a) Recommendations on staff required to implement N.I.P. Programs in the selected area and source of funding;
- (b) Suggestions to Council on actions which could be taken in those areas not chosen for N.I.P. Programs for 1975;

In addition, the Director of Planning be instructed to report to the Standing Committee on Planning and Development on local area planning, staffing and priorities.

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The meeting adjourned at approximately 9:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 24